

Oakhurst on monroe

a new mixed-use development in the heart of charlotte's thriving
oakhurst neighborhood

AVAILABLE FOR LEASE:

1,200 SF Retail / Bakery

Tenants include:



For Leasing Information:
Jonathan Beall
(704)962-0606
jon@redpart.com

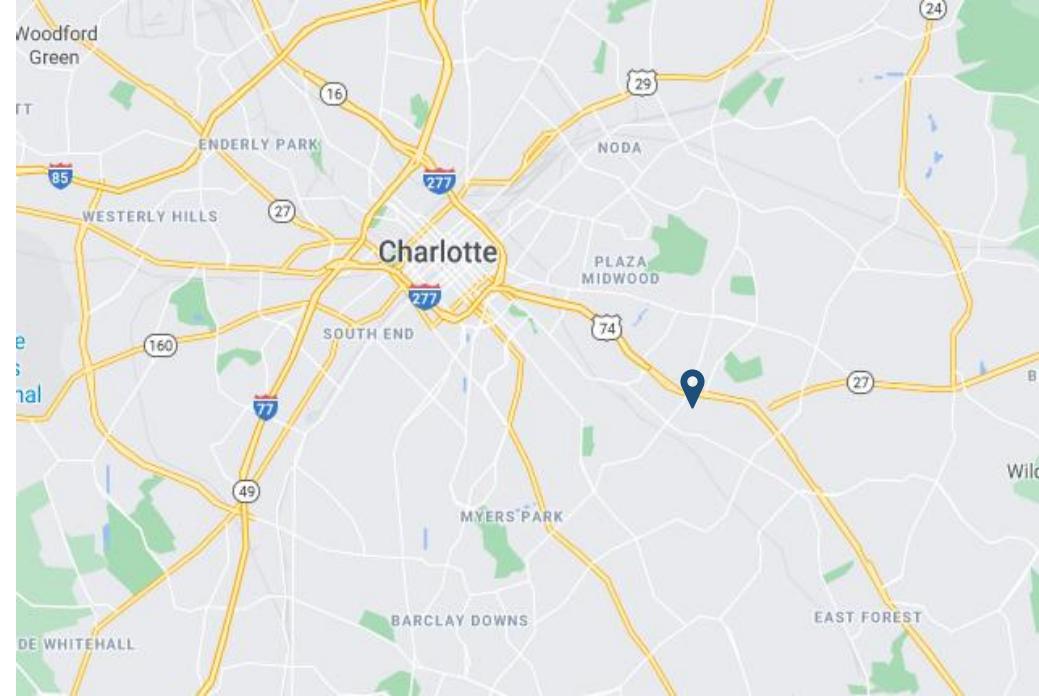


OAKHURST on MONROE

Oakhurst on Monroe is an exciting mixed-use development in East Charlotte. This vibrant development features a 26,400 sq. ft. retail center hosting a diverse mix of local and national businesses, a new Everbrook Academy, State Employee's Credit Union, and 120 townhomes. Oakhurst on Monroe is a community hub for the Monroe Rd. corridor and the lively Oakhurst neighborhood. This thoughtfully designed development includes outdoor patios and community gathering spaces that are open for all tenants and their customers to enjoy.

Property Overview

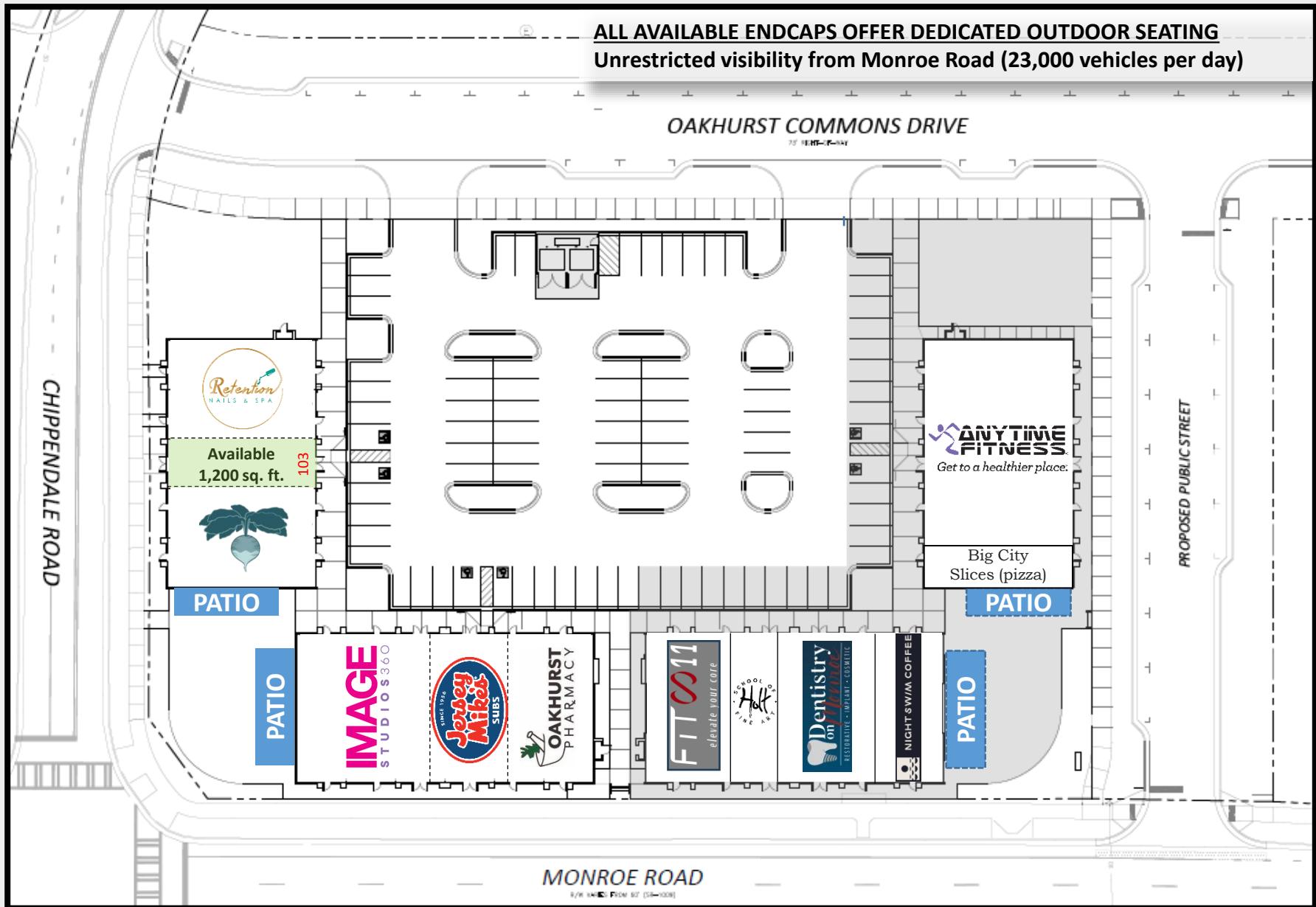
Address	1610 - 1640 Oakhurst Commons Dr. Charlotte, NC 28205
GLA	26,400 SF
Available Space	1,200 - 2,088 SF
Traffic Counts	23,000 VPD - Monroe Rd.
Access	Signalized Intersection -Full Access
Visibility	Unobstructed
Parking	4.43/1,000



Demographic Summary

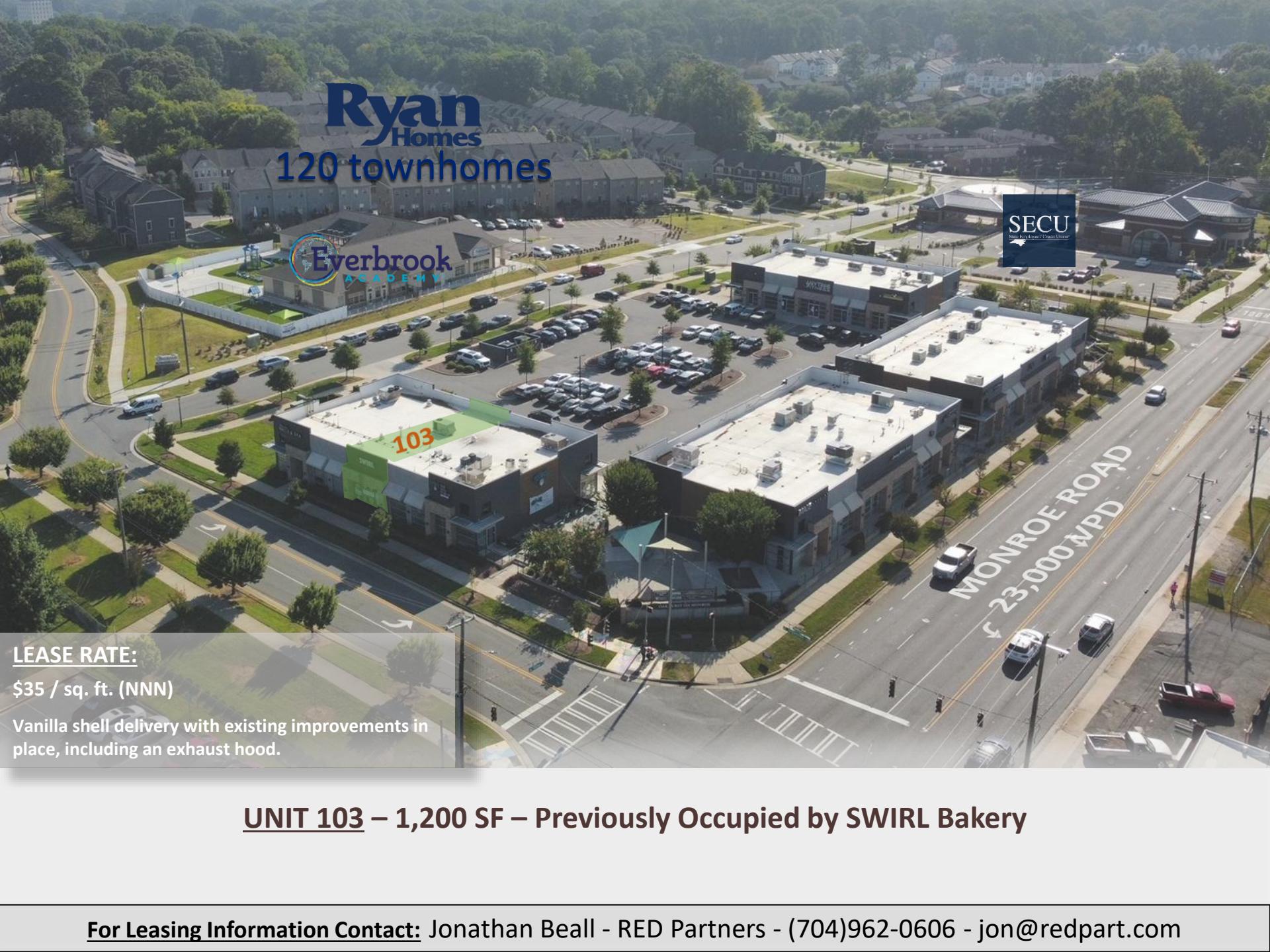
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population			
2024 Estimate	9,937	111,827	313,497
2029 Projection	10,471	117,839	332,276
Median Age	37	362	355
Households			
2024 Estimate	4,668	47,255	140,754
2029 Projection	4,918	49,837	149,515
Income			
Average Household Income	\$84,662.00	\$103,649.00	\$104,781.00
Daytime Employment			
Employees	4,203	49,795	203,078
Businesses	771	8,887	25,715

ALL AVAILABLE ENDCAPS OFFER DEDICATED OUTDOOR SEATING
Unrestricted visibility from Monroe Road (23,000 vehicles per day)



UNIT 103 – 1,200 sq. ft. (formerly SWIRL Bakery)

UNIT 301 – 2,088 sq. ft. (formerly NoDa Yoga)



**Ryan
Homes**
120 townhomes



103

MONROE ROAD
23,000 NPD

LEASE RATE:

\$35 / sq. ft. (NNN)

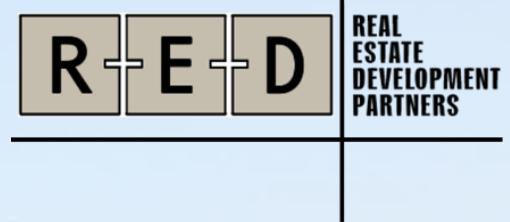
Vanilla shell delivery with existing improvements in place, including an exhaust hood.

UNIT 103 – 1,200 SF – Previously Occupied by SWIRL Bakery

For Leasing Information Contact: Jonathan Beall - RED Partners - (704)962-0606 - jon@redpart.com



- Hundreds of new townhomes planned and under construction in the immediate area
- Located within 12 minutes of Uptown & Charlotte's core neighborhoods (Cotswold, Myers Park, Chantilly, Elizabeth, Plaza Midwood, NoDa, Eastover, South Park, etc.)
- +10,000 people living within 1 mile



FOR LEASING INFORMATION & TO SCHEDULE A SHOWING

CONTACT:

**JONATHAN BEALL
RED PARTNERS
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jon@redpart.com**